

COUNCIL AGENDA: 09-7-04

ITEM: 2.15

Memorandum

**TO: HONORABLE MAYOR AND
CITY COUNCIL**

FROM: Larry D. Lisenbee

SUBJECT: SEE BELOW

DATE: 08-25-04

Approved

Kay Wines

Date

8/30/04

COUNCIL DISTRICT: 5, 6, 8

**SNI AREA: Burbank/Del Monte,
West Evergreen, Gateway East, NBDs**

**SUBJECT: ADOPTION OF APPROPRIATION ORDINANCE AND FUNDING
SOURCES RESOLUTION AMENDMENTS IN THE SERVICES
FOR REDEVELOPMENT CAPITAL PROJECTS FUND (CITY-
SIDE REDEVELOPMENT FUND) IN THE AMOUNT OF \$443,000
AND ADOPTION OF A RESOLUTION MAKING CERTAIN
DETERMINATIONS REGARDING THE EXPENDITURE OF
AGENCY FUNDS ON CERTAIN PUBLIC IMPROVEMENTS.**

RECOMMENDATION

It is recommended that the City Council adopt the following Appropriation Ordinance and Funding Sources Resolution amendments in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Fund):

- Establish an appropriation to the Department of Public Works for the Meadowfair Park Phase II project (PSM 375) in the amount of \$27,000.
- 2 Increase the appropriation to the Department of Public Works for the King and Story Road Improvements project (PSM 221#4) by \$67,000.
- 3 Establish an appropriation to the Department of Public Works for the Transit Mall Lighting project (PSM 379) in the amount of \$24,000.
- 4 Establish an appropriation to the Department of Transportation for the Traffic Signal at King/Wilshire (PSM 380) in the amount of \$75,000.
- 5 Establish an appropriation to the Department of Housing for the Richmond-Menker Housing Rehabilitation Improvements Phase I project (PSM 377) in the amount of \$250,000.

- 6 Increase the Beginning Fund Balance for the Services for Redevelopment Capital Projects Fund by \$443,000.

It is also recommended that the Council adopt a resolution making certain determinations regarding the related expenditure of Redevelopment Agency funds on certain public improvements in connection with the Traffic Signal at King/Wilshire project, as more specifically described in the memorandum from the Redevelopment Agency, dated June 17, 2004, attached hereto.

BACKGROUND

The San José Redevelopment Agency has requested City services in the implementation of Agency projects. These proposed amendments are necessary to account for City-side expenditures on Redevelopment Agency projects.

ANALYSIS

Meadowfair Park Phase II

Meadowfair Park is located in the West Evergreen neighborhood of the Strong Neighborhoods Initiative Redevelopment Project Area. The park is at the end of Barberry Lane, adjacent to LeyVa Middle School. In its 2001 Strong Neighborhoods Improvement Plan, the West Evergreen Neighborhood Advisory Committee (NAC) identified the expansion and improvement of Meadowfair Park as one of its top priorities. Desired improvements include softball fields, soccer fields, barbecue and picnic areas, and expanded play areas for children.

The first phase of improvements for Meadowfair Park was completed in 1997, and consisted of a large turf area, picnic area, tot lot, walkways, tennis courts, security lighting and several trees. A new restroom was installed in 1999. In 2000, the City bid and awarded a contract to build the second phase of Meadowfair Park improvements. Two weeks before the planned grading date in March 2001, burrowing owls were discovered on the construction site. The City stopped construction and cancelled the construction contract.

In 2003-2004, City and Agency funds were available to proceed with the delayed Phase 2 project. Although most of the funds were transferred for Phase 2, more funds are needed to complete construction and electrical inspection services for Phase 2. The source of funding for construction and electrical inspection services for Phase 2 would be funds that were transferred in 2003-2004 from the Redevelopment Agency.

08-25-04

SUBJECT: ADOPTION OF APPROPRIATION ORDINANCE AND FUNDING SOURCES
RESOLUTION AMENDMENTS IN THE SERVICES FOR REDEVELOPMENT
CAPITAL PROJECTS FUND (CITY-SIDE REDEVELOPMENT FUND).

Page 3

King and Story Road Improvements

The King and Story Road Improvements project consists of the design and construction of 8' sidewalks, street trees, paved median island, bus duckouts, traffic modifications, and a pedestrian signal on King Road. The additional funds of \$67,000 are needed to cover additional consultant fees and contract administration. The project has been and would continue to be managed by the Department of Public Works. The source of funding for the additional fees would be funds that were transferred in 2003-2004 from the Redevelopment Agency.

Transit Mall Lighting

The Transit Mall Lighting project is an effort to increase the lighting levels within the Transit mall. This project will lower the height of the existing double head acorn lights, change the high pressure sodium to metal halide lamps, and replace the globes to maximize light optics. The City will review and inspect the section of the Transit Mall between Santa Clara and San Fernando (32 street lights). The Department of Public Works would review consultant prepared construction documents and inspect construction. The source of funding for this project would be funds that were transferred in 2003-2004 from the Redevelopment Agency.

Traffic Signal at King/Wilshire

The Traffic Signal at King/Wilshire project consists of the installation of a new traffic signal, signal interconnection, wheelchair ramps, pedestrian crosswalks, and street lighting in the Gateway East neighborhood. The Department of Transportation would manage the project. The source of funding for this project would be funds that were transferred in 2003-2004 from the Redevelopment Agency.

Richmond-Menker Housing Rehabilitation Improvements Phase I

The Richmond-Menker Housing Rehabilitation Improvements Phase I consists of exterior rehabilitation improvements and general site improvements. Phase I improvements include streetscape improvements, fencing, trash enclosures, security lighting, exterior paint, landscaping and irrigation, and landscape improvements at the site. The Housing Department would use the funds transferred by this memorandum to provide grants to eligible property owners within the Richmond-Menker apartment complex. The source of funding for this project would be funds that were transferred in 2003-2004 from the Redevelopment Agency.

COST IMPLICATIONS

These projects are consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy. These projects will have an impact on the General Fund operating budget for operating and maintenance costs after the

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08-25-04

SUBJECT: **ADOPTION OF APPROPRIATION ORDINANCE AND FUNDING SOURCES
RESOLUTION AMENDMENTS IN THE SERVICES FOR REDEVELOPMENT
CAPITAL PROJECTS FUND (CITY-SIDE REDEVELOPMENT FUND).**

Page 4

development and construction of the projects. The operating and maintenance costs for the Meadowfair Park project will be \$22,745 annually beginning in 2004-2005. The operating and maintenance costs for the King and Story Road Improvements project will be \$8,000 annually beginning in 2005-2006. The operating and maintenance costs for the Traffic Signal at King/Wilshire project will be \$5,250 annually beginning in 2005-2006.

PUBLIC OUTREACH

N/A

COORDINATION

This memorandum has been coordinated with the Redevelopment Agency, the Office of the City Attorney, and the Department of Public Works.

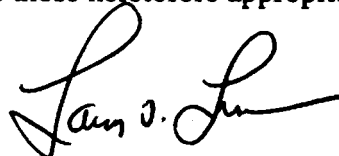
CEQA

Not a project, additional environmental review will be needed prior to award of contracts for Meadowfair Park Phase II, King and Story Road Improvements, Transit Mall Lighting, and Traffic Signal at King/Wilshire.



LARRY D. LISENBEE
Budget Director

I hereby certify that there will be available for appropriation in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Capital Fund) in the Fiscal Year 2004-2005 moneys in excess of those heretofore appropriated therefrom, said excess being at least \$443,000.



LARRY D. LISENBEE
Budget Director

LL:MM:AR

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: MARGARET MCCAHAN PRINCIPAL BUDGET ANALYST	FROM: SALVADOR C. ALVAREZ DEVELOPMENT SPECIALIST
SUBJECT: SEE BELOW	DATE: June 17, 2004

**SUBJECT: DETERMINATIONS REGARDING FUNDS TRANSFERRED TO
THE CITY FOR PUBLIC IMPROVEMENT PROJECT**

The Redevelopment Agency has transferred \$75,000 to the Department of Transportation for the design for the installation of a new traffic signal, signal interconnection, wheelchair ramps, pedestrian crosswalks, and street lighting in the Gateway East neighborhood in the Strong Neighborhoods Initiative Redevelopment Project Area.

Section 33445 of the Redevelopment Law requires the City Council to make certain determinations with respect to publicly owned improvements funded by the Redevelopment Agency. The required findings are as follows:

1. The project includes the installation of a new traffic signal, signal interconnection, wheelchair ramps, pedestrian crosswalks, and street lighting in the Gateway East neighborhood. All work is within the Strong Neighborhoods Initiative Redevelopment Project Area.
2. This project is not currently included in the City's Capital Budget and there are no other reasonable means of financing the project.
3. This project will enhance the area for pedestrian, bicycle and vehicular traffic while minimizing congestion and upgrade the area's appearance.
4. The implementation plan for the Strong Neighborhoods Initiative Redevelopment Project Area includes implementing traffic calming measures as appropriate in the neighborhoods to reduce speeding and increase pedestrian safety.

Margaret McCahan
GATEWAY EAST TRAFFIC CALMING PSM

Page 2
JUNE 17, 2004

Please proceed to incorporate the necessary findings for the public project identified above into a future City Council memo requesting Adoption of Appropriation Ordinance and Funding Sources Resolution Amendments to the City-side Redevelopment Fund.



SALVADOR C. ALVAREZ
Development Specialist

Attachment

cc: David Baum
Abraham M. Andrade, Jr.
Patricia Deignan